



Kim Hixson

STATE REPRESENTATIVE • WISCONSIN LEGISLATURE • 43RD ASSEMBLY DISTRICT
CHAIRMAN, COMMITTEE ON COLLEGES AND UNIVERSITIES
Serving parts of Rock, Walworth, Jefferson and Dane Counties

REP. HIXSON'S TESTIMONY ON ASSEMBLY BILL 698

Good Morning, Sen. Risser and Members of the Senate Committee on Ethics, Reform and Government Operations. Thank you for the opportunity to testify on behalf of Assembly Bill 698. This legislation adds to the 2009-11 Authorized State Building Program the renovation of Carlson Hall on the UW-Whitewater Campus.

This project would fulfill an important role in the UW-Whitewater community. Carlson Hall is a 37-year-old building that is antiquated and needs significant upgrades. Currently, many departments of the College of Letters and Sciences, the Dean's office and the Advising Department are operating out of White and McCutchan Residence Halls as well as Heide and Winther Halls on the UW-W Campus. Carlson Hall, which is the former site of the College of Business and is currently vacant, would house these departments in one facility. This renovation project will enable the entire humanities and social sciences portions of the College of Letters and Sciences to operate under one roof. Moreover, it would ensure that UW-Whitewater students and faculty have access to first-rate facilities, while bringing important economic development back to the Whitewater area.

AB-698 was introduced following the recommendation of the UW-System and UW-Whitewater, approval by the State Building Commission, passage of the bill on a bipartisan vote in the Assembly Committee on Colleges and Universities, and most recently passage in the State Assembly. Earlier this year, Carlson Hall was among a list of UW-System projects that were delayed during 2009-11 State Budget deliberations. However, because the projects that were funded came in significantly under bid, \$23 million became available for additional construction projects. Consequently, all funding for Carlson Hall will come from existing general fund supported bonding.

To be clear, this is not new spending. This project was next on the list of projects to be considered by the UW-System, but the resources weren't available at the time. However, because the bids for projects funded in the State Budget came in under cost, the bonding resources approved in the budget are now available. Consequently, as a result of cost savings for Wisconsin taxpayers, UW-Whitewater students and faculty will have a positive working environment, and the renovation will offer jobs and economic development for our area.

Thank you for the opportunity to testify before you on this legislation, and I would be happy to answer any questions members of the committee have on this legislation.



David L. Miller, Associate Vice President
Office of Capital Planning & Budget
780 Regent Street, Suite 210
Madison, WI 53708-8010
(608) 265-0551 FAX (608) 262-5316
dmiller@uwsa.edu

REQUEST FOR ENUMERATION – ASSEMBLY BILL 698

Project: The University of Wisconsin-Whitewater
Carlson Hall Renovation
\$17,000,000 Existing General Fund Supported Borrowing (GFSB)

Description: This project will convert office and classroom space in 47,300 GSF Carlson Hall into office and laboratory spaces for the College of Letters and Sciences. Work will include the demolition of walls and building systems; the construction of office and laboratory spaces within this same area, and the replacement of the deteriorating air handling unit, cooling coils, outside air dampers, HVAC distribution fans, and pneumatic HVAC controls. The abatement of asbestos and upgrades for ADA compliance as well as plumbing and electrical upgrades will be included as part of the scope of work.

Justification: Carlson Hall has served as the center for the College of Business and Economics since it was constructed in 1972. This facility has never undergone a major renovation, though many small scale remodeling projects within the building were completed. In July 2009, the College of Business and Economics relocated into a new building (Hyland Hall) and Carlson Hall will become vacant.

The vacancy created an opportunity to renovate Carlson Hall to allow for the consolidation of the College of Letters and Sciences into one facility from four separate buildings that offer inadequate space. Currently, the department offices of the College of Letters and Sciences are located in White and McCutchan Halls and faculty offices are also located in McCutchan, Heide Hall, Winther Hall, and Upham Hall. In addition to offices, some laboratory functions will be moved from Winther Hall (Psychology Animal Research Lab) and McGraw Hall (Languages and Literature Lab) to the remodeled Carlson Hall. Updating Carlson Hall while it is vacant is more cost-effective and avoids conflicts and disruptions to the occupants of the building.

White Hall and McCutchan Hall were originally constructed as dormitories during the 1960s. They have no central air handling systems and consequently have poor ventilation and no air conditioning. They have inadequately sized electrical systems, which are unsuited to modern offices, and the solid wall construction and low ceilings make it very difficult to renew or retrofit the building with more modern mechanical, electrical, and data services. The relocation of the College of Letters and Sciences from Heide, Winther, and Upham halls will allow the existing departments in those buildings to expand into the vacated space.

The remodeling of Carlson Hall, the repair of its mechanical system, and the consolidation of the College of Letters and Sciences into Carlson Hall are all part of the long range plan for this campus. This project was requested for 2009-11 enumeration to enable project implementation following the relocation of COBE into their new facility. However, it was not enumerated due to limited state funding.

It is now possible to fund the project without increasing the general fund debt authorized in the 2009-11 budget (Act 28) by using unallocated GFSB that resulted from savings due to low bids on academic facilities at UW-La Crosse, UW-Oshkosh, UW-Parkside, and UW-Superior.

The campus is nearing completion of a programming phase with an architect team that will finalize the program and budget. It is anticipated the project could begin construction in the spring of 2011.

There will be no impact on custodial or maintenance staff as no new space is being added. Utility consumption should be the same or less than is currently the case based on upgrades to the HVAC systems and updated energy codes.

Budget:

Budget Item	%	Cost
Construction		\$13,280,000
A/E Design and Other Fees	8.0%	1,105,000
DSF Management	4.0%	568,000
Project Contingency	7.0%	942,000
Moveable and Special Equipment	8.0%	1,062,000
Percent for the Arts	0.25%	43,000
Estimated Total Project Cost		\$17,000,000

Schedule:

Program Approval	January 2009
A/E Selection	March 2010
Design Report Completion	July 2010
SBC/BOR Approval	August 2010
Bid Date	February 2011
Start Construction	April 2011
Substantial Completion	April 2012
Final Completion	June 2012